



<b>Total # Units:</b>	1	<b>Lease Type:</b>	N/A
<b>Total Buildings:</b>	1	<b>Commercial Type:</b>	Limited Commercial
<b>Business Name:</b>	BJ'S Tavern	<b>Bus And/Or Re:</b>	Bus and RE
<b>Year Built:</b>	1972	<b>Cross Street:</b>	Mulberry Avenue
<b>Total Building SqFt:</b>	2,429	<b>County:</b>	Mohave
<b>Apx Lot Dim:</b>	98'.03 x 147'.80 x 71'.59 x 143'.23	<b>Area:</b>	LHC-Central
<b>Lot SqFt:</b>	12,807	<b>Subdivision/Community:</b>	Lake Havasu City
<b>Acres:</b>	0.29	<b>Builder Name:</b>	TBD
<b>Building Stories:</b>	1	<b>Garage Spaces (10' x 20'):</b>	0
<b>Apx Lot Dim:</b>	98'.03 x 147'.80 x 71'.59 x 143'.23	<b>Zoning:</b>	L-C-1 Limited Commercial
		<b>List Price/SqFt:</b>	2,676

**Rail Service:** No

<b>Use Type:</b>	Bar/Tavern/Lounge; Restaurant/Bar
<b>Features:</b>	Public Restrooms; Security System
<b>Owner Pays:</b>	All Utilities
<b>Parking:</b>	Parking in Common
<b>Garage:</b>	0
<b>Garage Spaces (10' x 20'):</b>	0
<b>Apx Garage SqFt:</b>	0
<b>Apx Garage Depth:</b>	0-21
<b>Cooling:</b>	2+ Units; Roof Mount Unit(s)
<b>Water:</b>	City
<b>Sewer:</b>	City
<b>Terms:</b>	1031 Exchange; Cash; Conventional; Owner Will Carry
<b>Construction:</b>	Block
<b>Roofing:</b>	Rolled/Hot Mop
<b>Interior Flooring:</b>	Finished Concrete
<b>Electric/Gas:</b>	110 Volt; 220 Volts; Electric Available; Natural Gas Available; Separate Meters
<b>Fencing:</b>	Chain Link; Wrought Iron
<b>Lockbox:</b>	None
<b>Location:</b>	
<b>Solar:</b>	None

**Public Remarks:** Great Business Opportunity to Own an Established Bar/Night Club & Tavern Right on Main Street! Same Owners Since 2006, Live Music Venue, Sports Bar, Event Space, Almost 100' Of Main Street Frontage - Enjoy All Local Main Street Events, #6 Liquor License, Largest Outdoor Patio in Town, 2428sqft Indoor Bar Area, Nightly Karaoke- Air Conditioned Booth, Indoor Pool Tables, Outdoor DJ Booth, Large Outdoor Dance Floor, Outdoor Cooling Misting System, Outdoor Firepit, 19 TV's Outside on the Patio, 15 TV's on the Inside Bar, Blizzard Beer Cooling Tap System - Keeps Beer Cold to 29 Degrees! Coldest Beer in Town! 40 Beers on Tap! Full Food Menu Available Sunday- Thursday 11AM-8PM & Friday-Saturday 11AM-2AM, Aloha POS system, ATM Machine, Vending Machine, Lottery Vending, 40 NVR & DVR Security System, New Large Capacity Ice Machine, Busy Bar Open 6AM to 2AM 7 Days a Week, This Bar Makes Money! Great Bartenders & Staff! Buyers Must Show Proof of Funds With Offers. Private Tours will be given once Buyers are Qualified. Do Not Disturb the Bartenders Or Staff. | Bar has been Featured On Bravo TV on Vanderpump Rules

**Directions:** On Main Street McCulloch Head Straight Towards Acoma, Bar is on the Right Side Across from the Park.

<b>HOA:</b> No	<b>Tax Yr:</b> 2022	<b>Possession:</b> Close Of Escrow	<b>SqFt Source:</b> Tax Roll
<b>Parcel ID:</b> 108-12-098a	<b>Taxes:</b> \$2,628	<b>Assessments:</b> No	<b>Twp:</b> 13N
<b>Leased Land:</b> No	<b>Tract:</b> 161		<b>Sec:</b> 11
<b>Bus And/Or Re:</b> Bus and RE	<b>Block:</b> 9		<b>Rng:</b> 20W
<b>Lot:</b> 1			

**List Date:** 08/05/2023    **Buyer Agent Commission Amount:** 2%    **Original List Price:** \$6,500,000  
**Bonus:** No    **DOM/CDOM:** 96/96



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BJ's Tavern &amp; Cabana Bar



Large Main Street Frontage



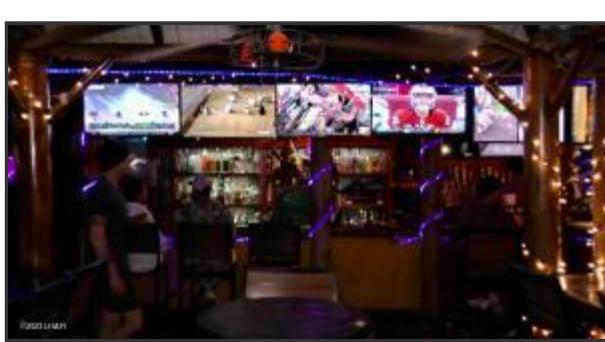
New Signs



Best Location For Main Street Events



Sports Bar TV Set Up



Misters &amp; Lighting



Taco Bar + Full Menu



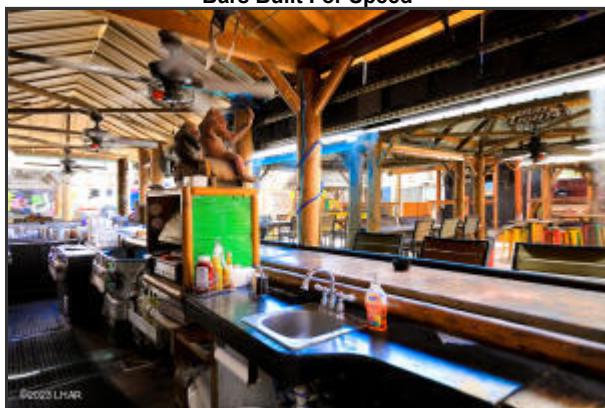
Full Menu Open Late Night



Extra Large Outdoor Bar



Bars Built For Speed

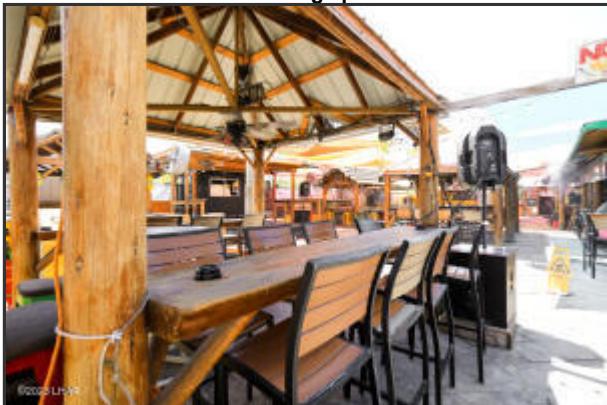
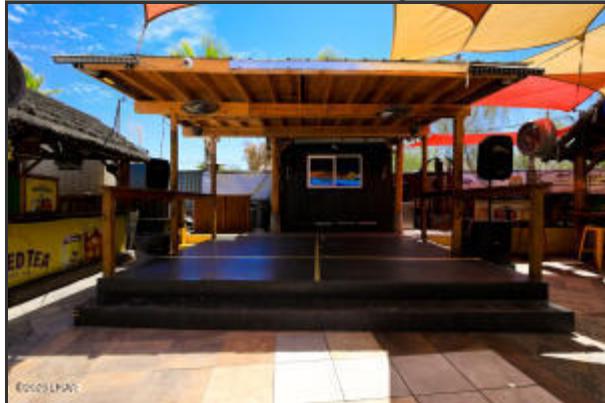


Full Bar #6 Liquor Lic



Bar Storage



**Huge Beer Selection Cold 29 Degrees****Complete Mister System Outside****Extra Large patio****Biggest Patio in Town****Outdoor Beer Station****Live Music & DJ Stage**

Tons Of Outdoor Seating



TV's Inside &amp; Out



Lots of Seating



Ice Cold Beer 29 Degree System



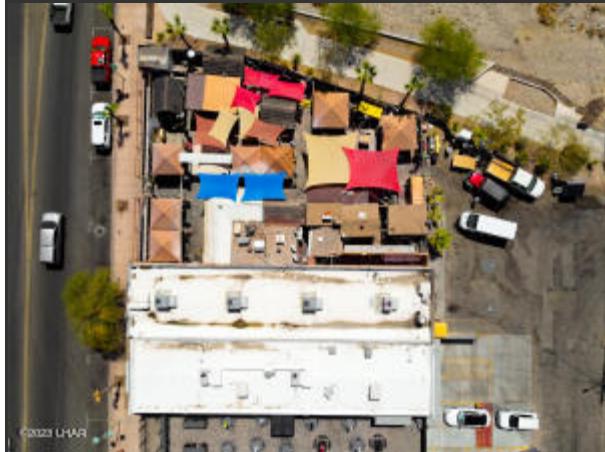
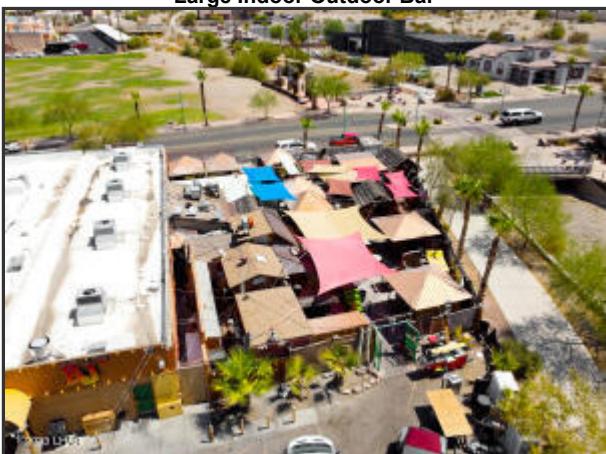
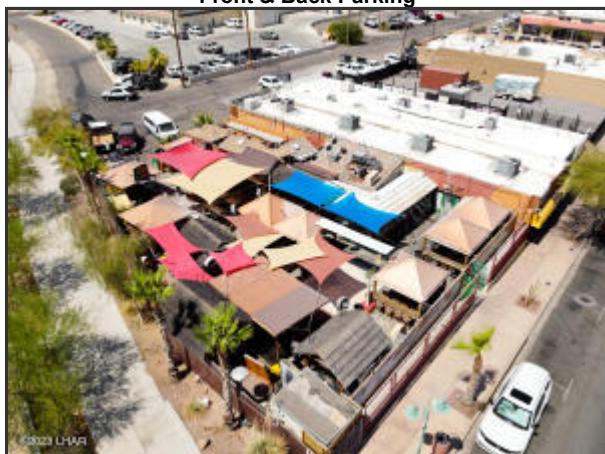
Multiple Bar Stations



Biggest Bar in Town



**Ideal Main Street Location****Live Music Outdoor Patio****Lots of Shade on Bar Patio****Events Right Outside the Front Door****Main Street Events Year Round****Great Location**

**Lots of Parking in Common****Newer AC Units Well Maintained****Large Indoor Outdoor Bar****Front & Back Parking****Large Frontage on Main Street****Lots of Parking in Common**

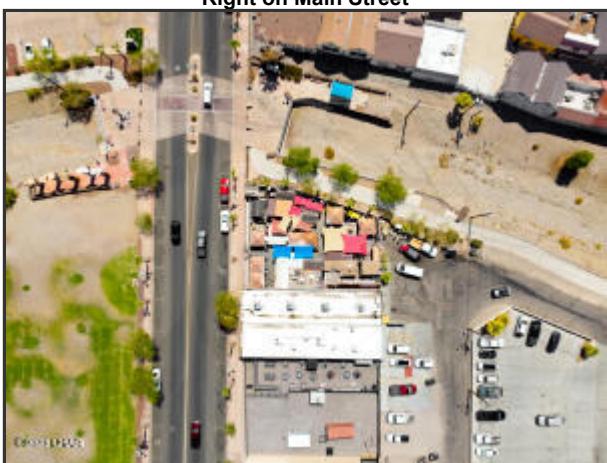
Parking in Common



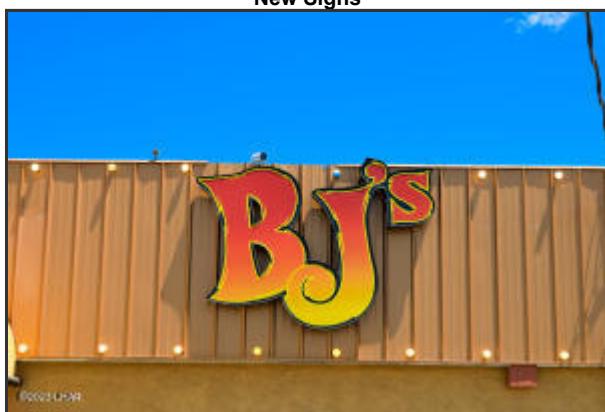
Close to the Lake



Right on Main Street



New Signs



Day Club, Live Music &amp; Dance Club



